



Apartment Two-bedroom (3+kk)

€ 1 155 785 | CZK 29 120 000

102.24 m², Brno, Pisárky, Nad Pisárkami





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Total area	125 m²
Floor area*	102 m²
Balcony	23 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m²
PENB	B
Reference number	105230

This 3rd floor housing unit with an northeast-facing balcony is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards and hassle-free parking will contribute to comfortable living, as will its wide range of services for residents: a reception, a relaxation area with a swimming pool, saunas and a fitness zone, as well as a rooftop restaurant with impressive views.

The layout of the apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, a storage room, a hall, and a foyer. Adjacent to the living room and bedrooms is a large balcony facing northeast towards the forest, guarantees morning sunlight.

The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The purchase price includes a cellar storage cubicle. It is possible to purchase a garage space. The building uses sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include a daytime reception, a relaxation zone with a swimming pool, several saunas and a gym, a stroller room, or a room for washing bikes or dogs.

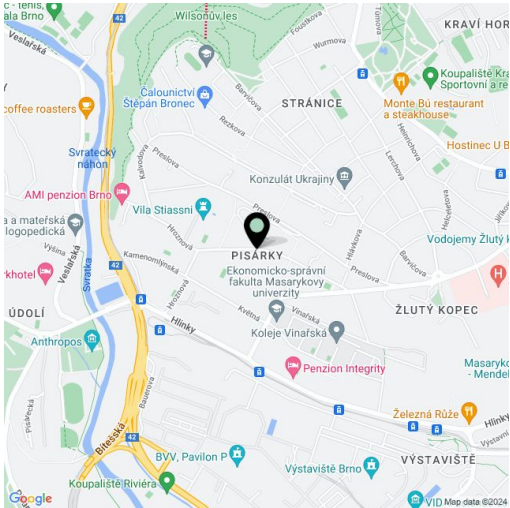
The apartment building will be surrounded by greenery with water features and a park arrangement that will naturally connect to the surrounding forest park. A restaurant will operate directly in the building with impressive views of the city and the wine paradise of Pálava, 50 kilometers away. There is a bus stop not far from the house, from where you can reach the city center in about 15 minutes, Campus Square shopping center is about 5 minutes away by car or bus.

Floor area 102.24 m², balcony 23.15 m², cellar 5.33 m².

Subject to special legal conditions.

Expected completion date is summer 2026.

For more information, please visit the project website www.novamyslivna.com.



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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2.4.15	
4. NP 3 + Kk	
3rd floor 2 bdrm	
1 Předstih Hallway	7,60 m²
2 WC	1,57 m²
3 Obývací pokoj + Kk Living room + Kitchen	46,94 m²
4 Chodba Hall	6,93 m²
5 Koupelna + WC Bathroom + WC	8,05 m²
6 Pokoj Room	10,55 m²
7 Ložnice Bedroom	12,06 m²
Úžitná plocha Usable area	
93,70 m²	
Podlahová plocha Floor area	
102,24 m²	
Balkón Balcony	
23,15 m²	
Celková plocha Total area	
125,39 m²	
EKLUZIVNÍ ZASTOUPENÍ svoboda&williams CHRISTIE'S INTERNATIONAL REAL ESTATE	

Prostředím: Bydly individuálně odlišit, jsou pouze orientační. Vybavení a zařízení v příloze (obrátek, kuchyňská aparatura, atd.) není součástí osobní věci, specifikace a kontrola. Povinnosti úpravy a vybavení jsou specifikovány ve státním předpisu, které je přílohou. Smlouva o budoucí kupní smlouvě. Orientační číslo je pouze orientační. (Obrázek na zápis bez směru)

Note: The area of the individual room are only indicating. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, floor surface, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate gross dimension listed in mm (fractions without rounding).

0 1m 2m 5m

